

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

☐ Individual appearing without attorney
☒ Attorney for: Debtor, Natalie Rue Lopez

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION

In re:

CASE NO.: 6:19-bk-15277-SY
CHAPTER: 13

NATALIE RUE LOPEZ,

Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 08/09/2022

Time: 1:30 pm

Location: US Bankruptcy Court, 3420 Twelfth Street, Courtroom 302, Riverside, CA 92501

Last date to file objections: 07/26/2022

Single Family Residence with bare land adjoining it, located at/commonly known as:
78555 Avenue 41 Bermuda Dunes, CA 92203

See Debtor's Motion for Authority to Sell Real Property (Docket No 93 - "Motion") at Exhibit B, for terms and conditions of the sale, as well as paragraph 8 on pages 2-3 of the Motion, for overbidding procedures, which are also attached hereto as Exhibit A; OR contact Debtor's counsel at ss@shaw.law for a copy of the Motion.

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): See attached Exhibit A

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date- August 9, 2022

Time- 1:30 p.m.

Ctrm- 302 at the United States Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501 (See Notice of Motion for telephonic instructions, if you would like to appear by phone to bid)

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Summer Shaw, Esq.

SHAW & HANOVER, PC

42600 Cook Street, Ste. 210

Palm Desert, CA 92211

Telephone: (760) 610-0000

Email: ss@shaw.law

Date: July 15, 2022

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
42-600 Cook Street, Suite 210, Palm Desert, CA 92211

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **07/15/2022**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- **Julian T Cotton** BKECF@Padgettlawgroup.com, bkecf@padgettlawgroup.com
- **Rod Danielson (TR)** notice-efile@rodan13.com
- **Eric P Enciso** eenciso@rasflaw.com
- **Dane W Exnowski** dane.exnowski@mccalla.com, bk.ca@mccalla.com, mccallaecf@ecf.courtdrive.com
- **Sean C Ferry** sferry@raslg.com, sferry@ecf.courtdrive.com
- **Nancy L Lee** bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com
- **Summer M Shaw** ss@shaw.law, shawsr70161@notify.bestcase.com; shawsr91811@notify.bestcase.com
- **United States Trustee (RS)** ustpreion16.rs.ecf@usdoj.gov
- **Darlene C Vigil** cdcaecf@bdfgroup.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On (*date*) **07/15/2022**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

<u>HONORABLE JUDGE'S COPY</u>	<u>DEBTOR</u>	<u>MANUAL NOTICE</u>
Honorable Scott H. Yun United States Bankruptcy Court 3420 Twelfth Street, Suite 345 Riverside, CA 92501-3819	Natalie Lopez PO Box 10605 Palm Desert, CA 92255	Clarence Yoshikane Berkshire Hathaway HomeServices 1400 Newport Center Drive, Ste 200 Newport Beach, CA 92660

☒ Service information continued on **attached pages 4-5**

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

07/15/2022
Date

Jennifer Blanton
Printed Name

Signature

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2. Served by US Mail Cont.:

U.S. Bank Trust National Association, not in
c/o McCarthy & Holthus, LLP
2763 Camino Del Rio South, Suite 100
San Diego CA 92108-3708

U.S. Bank Trust, N.A.
RAS CRANE, LLC
10700 Abbotts Bridge Road, Suite 170
DULUTH, GA 30097-8461

Wyndham Resort Timeshare
6277 Sea Harbor Drive
Orlando, FL 32821-8027

American Express Bank FSB
Attn: Kenneth Chenault CEO
4315 South 2700 West
Salt Lake UT 84184-0001

American Express Bank, FSB*
Attn: Kenneth Chenault, CEO
4315 S. 2700 West
Salt Lake City, UT 84184-0001

CBA Collection Bureau
25954 Eden Landing Road
Hayward, CA 94545-3837

CBA Collection Bureau
Attn: Bankruptcy
PO Box 5013
Hayward, CA 94540-5013

(p)CMRE FINANCIAL SERVICES INC
3075 E IMPERIAL HWY STE 200
BREA CA 92821-6753

Caliber Home Loans
715 S Metropolitan Avenue
Oklahoma City, OK 73108-2054

Caliber Home Loans
Attn: Cash Operations
PO Box 24330
Oklahoma City, OK 73124-0330

Caliber Home Loans
PO Box 24610
Oklahoma City, OK 73124-0610

Caliber Home Loans, Inc. - Document
Control
13801 Wireless Way
Oklahoma City, OK 73134-2500

(p)JPMORGAN CHASE BANK N A
BANKRUPTCY MAIL INTAKE TEAM
700 KANSAS LANE FLOOR 01
MONROE LA 71203-4774

Chris Vader
801 East Tahquitz Canyon Drive
Palm Springs, CA 92262-6763

Comenity Bank
Attn: Ron Ostler, President
One Righter Parkway Suite 100
Wilmington, DE 19803-1533

Comenity Bank Victoria Secret
PO Box 182789
Columbus, OH 43218-2789

Credit Service of Oregon
400 International Way
Springfield, OR 97477-7004

Credit Service of Oregon
Attn: Bankruptcy Department
PO Box 1208
Roseburg, OR 97470-0306

DS Services of America
5660 New Northside Drive Suite 500
Atlanta, GA 30328-5800

Daniel Lopez
84344 Canzone Drive
Indio, CA 92203-2903

(p)DSNB MACY S
CITIBANK
1000 TECHNOLOGY DRIVE MS 777
O FALLON MO 63368-2222

Department Stores National Bank
c/o Quantum3 Group LLC
PO Box 657
Kirkland, WA 98083-0657

Ditech Financial LLC
PO Box 6172
Rapid City, SD 57709

Donald Grifth
44875 Deep Canyon Drive
Palm Desert, CA 92260-3757

EISENHOWER MEDICAL CENTER
C/O PROFESSIONAL CREDIT SERVICE
PO Box 7548
Springfield OR 97475-0039

Eisenhower Desert Cardiology Center
39000 Bob Hope Drive
Rancho Mirage, CA 92270-3221

Eisenhower Medical Center
Dept 8188
Los Angeles, CA 90084-8188

Eisenhower Radiology Medical Group
PO Box 280
Rancho Mirage, CA 92270-0280

(p)US BANK
PO BOX 5229
CINCINNATI OH 45201-5229

(p)BANK OF AMERICA
PO BOX 982238
EL PASO TX 79998-2238

Ford Credit
PO Box 552679
Detroit, MI 48255-2679

Hannah R. Horsfall
PO Box 7637
Springfield, OR 97475-0024

Internal Revenue Service
Centralized Insolvency Operation
PO Box 7346
Philadelphia, PA 19101-7346

Jon Christensen
Treasurer-Tax Collector
4080 Lemon Street, 1st Floor
PO Box 12005
Riverside, CA 92502-2205

Law Offices of Peter Cabrera
82632 B Highway 111, Suite 3
Indio, CA 92201-5628

Navy Federal Credit Union
PO Box 3500
Merrifield, VA 22119-3500

Omni Washington Street Medical
c/o Spiwak & Iezza LLP
555 Martin Street Suite 140
Thousand Oaks, CA 91360-4103

PCS LEGAL FEES
C/O PROFESSIONAL CREDIT SERVICE
PO BOX 7548
Springfield OR 97475-0039

Quantum3 Group LLC as agent for
Comenity Bank
PO Box 788
Kirkland, WA 98083-0788

Ray Klein, Inc.
c/o Hannah R. Horsfall
PO Box 7637
Springfield, OR 97475-0024

Riverside County Tax Collector
Adrian Potenciano
4080 Lemon St 4th Floor
Riverside CA 92501-3609

Spiwak & Iezza, LLP
555 Marin Street
Suite 140
Thousand Oaks, CA 91360-4103

State of California
Franchise Tax Board
Bankruptcy Section MS A340
PO Box 2952
Sacramento, CA 95812-2952

Summit Management Company, LLC
16745 W. Bernardo Drive, Suite 100
San Diego, CA 92127-1908

Synchrony Bank *
Attn: Margaret M. Keane, CEO
170 West Election Road, Suite 125
Draper, UT 84020-6425

Synchrony Bank/Chevron
PO Box 965015
Orlando, FL 32896-5015

The Law Office of Sara J. Hamilton
30 Corporate Park, Suite 211
Irvine, CA 92606-3106

Treasurer Tax Collector
4080 Lemon St 1st Flr
PO Box 12005
Riverside CA 92502-2205

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10
C/O Caliber Home Loans, Inc
13801 Wireless Way
Oklahoma City, OK 73134-2500

U.S. Bank Trust National Association, not
Fay Servicing, LLC
Bankruptcy Department
PO Box 814609
Dallas, TX 75381-4609

U.S. Trustee
3801 University Avenue
Riverside, CA 92501-3255

United States Trustee (RS)
3801 University Avenue, Suite 720
Riverside, CA 92501-3255

Wells Fargo Bank, N.A.
435 Ford Road, Suite 300
St. Louis Park, MN 55426-4938

Wells Fargo Bank, N.A.
PO Box 14517
Des Moines, IA 50306-3517

Wells Fargo Bank, N.A.
PO Box 94435
Albuquerque, NM 87199-4435

Wells Fargo Bank, N.A.
Wells Fargo Card Services
PO Box 10438, MAC F8235-02F
Des Moines, IA 50306-0438

Wells Fargo Bank, N.A.
c/o CSC - Lawyers Inc. Service
Agent for Service of Process
251 Little Falls Drive
Wilmington, DE 19808-1674

Wells Fargo Bank, N.A.*
ATTN: Timothy J. Sloan, CEO
101 North Phillips Avenue
Sioux Falls, SD 57104-6714

Wyndam Resort Timeshare
6277 Sea Harbor Drive
Orlando, FL 32821-8027

EXHIBIT A

Sale is subject to this Court's approval and overbidding as follows:

- a. First overbid to be \$5,000.00 more than Original Offer (i.e. Original Offer is \$650,000.00) in the amount of \$655,000.00 or more;
- b. Additional overbids in increments of \$5,000.00 thereafter;
- c. Overbidder to match all terms and conditions of Original Offer;
- d. If a successful overbidder is accepted and approved by the Court, the successful overbidder is to reimburse Original Offeror up to \$2,000.00 in costs incurred in making Original Offer ("Reimbursable Costs");
- e. Reimbursable Costs are only to include: 1) physical inspection, termite inspection, and loan appraisal;
- f. Reimbursable Costs incurred to be collected by escrow from successful overbidder before closing;
- g. Proof of Reimbursable Costs to be provided to successful overbidder within two (2) days of entry of order on this Motion;
- h. Any overbidder is to provide proof of funds to close sale pursuant to Original Offer, to Debtor's counsel, at ss@shaw.law and Debtor's agent at Clarence.yoshikane@gmail.com and J_Toyama@verizon.net, no later than two (2) business days prior to the above referenced hearing on the Motion; and
- i. Backup offeror to be named at hearing, in case Original Offeror/successful overbidder, does not close, for some reason.